

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Rodney K. Ross
625 Amanda Lane
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TEN THOUSAND DOLLARS AND 00/100 DOLLARS (\$10,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Rodney Keith Ross and wife, Dianna H. Ross

(herein referred to as grantor) grant, bargain , sell and convey unto,

Rodney Keith Ross and wife, Dianna H. Ross

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to all easements, restrictions and rights-of-way of record.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of September, 2016.


Rodney Keith Ross


Dianna H. Ross

Shelby County, AL 09/02/2016
State of Alabama
Deed Tax: \$10.00

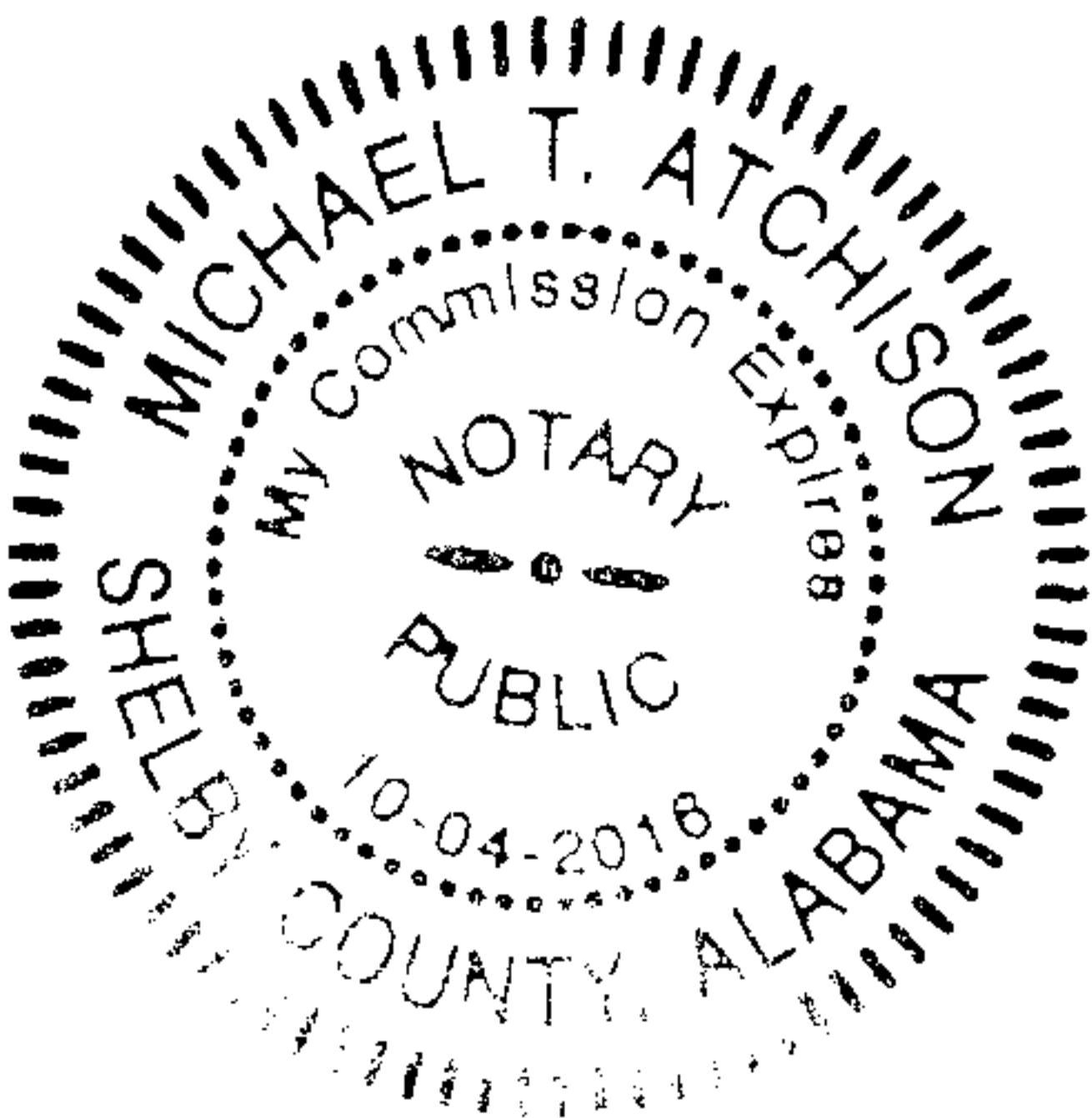
STATE OF ALABAMA)
COUNTY OF)

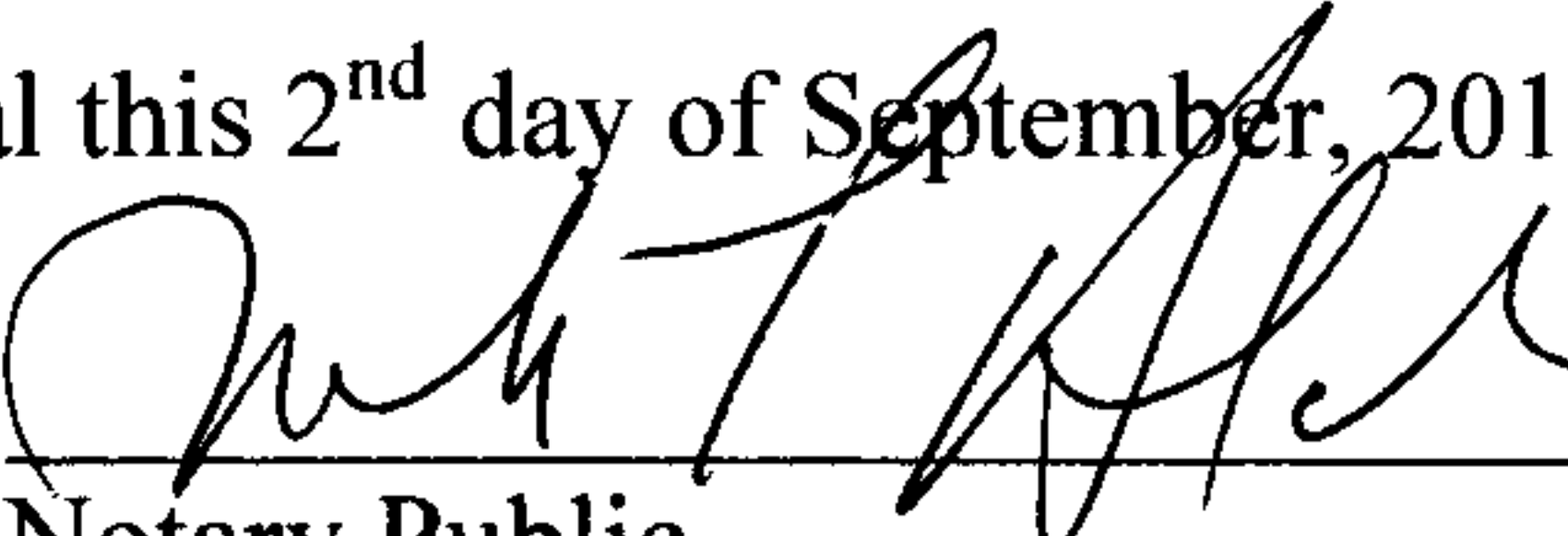
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

Rodney Keith Ross and Dianna H. Ross

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2016.



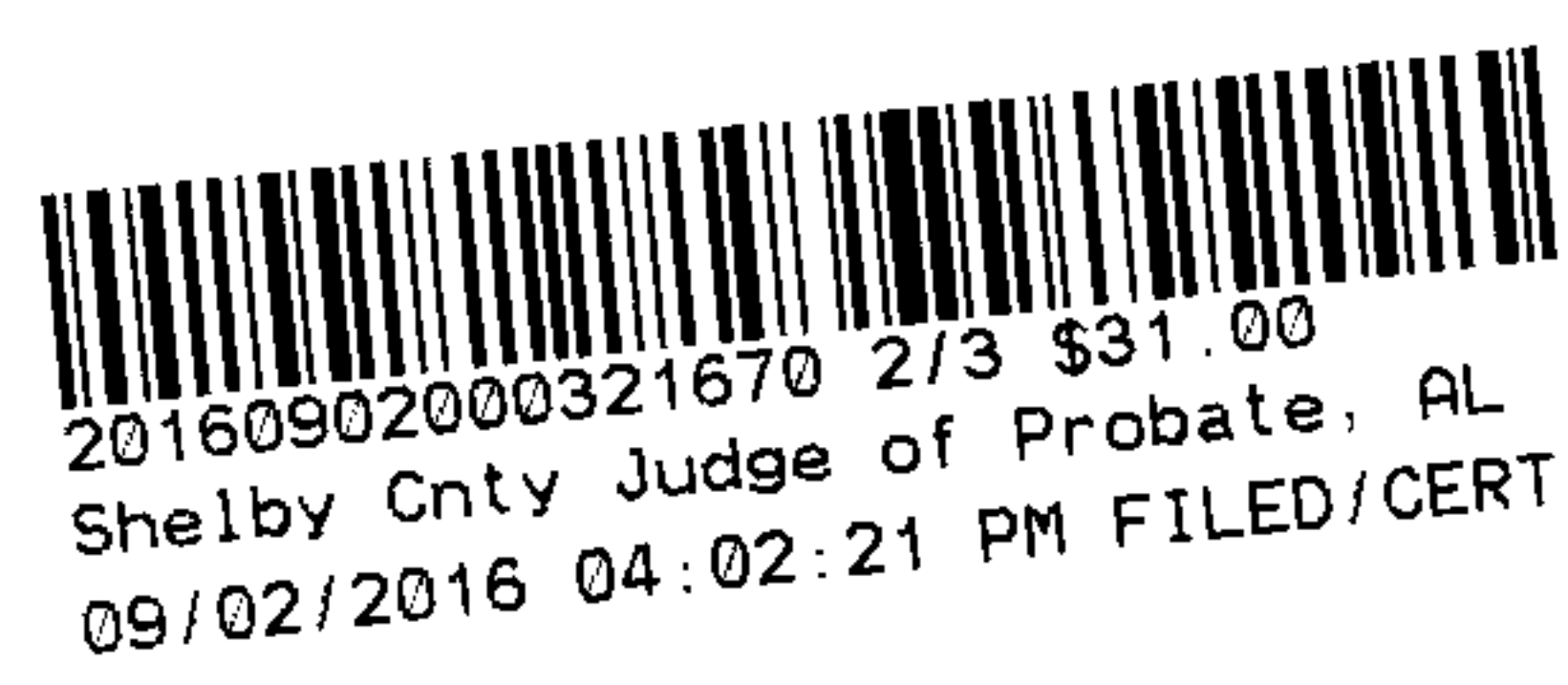

Notary Public
My Commission Expires: 10-4-16


20160902000321670 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/02/2016 04:02:21 PM FILED/CERT

EXHIBIT A—LEGAL DESCRIPTION

COMMENCE FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 15 EAST IN SHELBY COUNTY, ALABAMA; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION ON AN ASSUMED BEARING OF N 86°42'00"E A DISTANCE OF 923.14 FEET TO A POINT, THENCE N 01°27'00"E A DISTANCE OF 421.00 FEET, THENCE N 28°33'00"W A DISTANCE OF 250.00 FEET, THENCE N 22°27'00"E A DISTANCE OF 35.20 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF AMANDA LANE, THENCE N 17°57'10"E A DISTANCE OF 20.08 FEET TO A CAPPED IRON AT THE POINT OF BEGINNING; THENCE N 72°24'56"W A DISTANCE OF 28.82 FEET TO A CAPPED IRON, THENCE N 23°48'25"W A DISTANCE OF 236.77 FEET TO A CAPPED IRON, THENCE N 61°27'00"E A DISTANCE OF 208.23 FEET TO A CAPPED IRON, THENCE S 02°27'00"W A DISTANCE OF 200.00 FEET TO A CAPPED IRON, THENCE S 22°18'45"W A DISTANCE OF 135.15 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL LIES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 15 EAST IN SHELBY COUNTY, ALABAMA AND CONTAINS 0.78 ACRES.

As described in survey dated May 7, 2004 by Michael Carroll, Al. Reg. No. 23155



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rodney Keith Ross
Mailing Address 625 Amanda Lane
Shelby AL 35147

Grantee's Name Rodney Ross
Mailing Address 625 Amanda Lane
Shelby AL 35147

Property Address 625 Amanda Lane
Shelby AL 35147

Date of Sale 9-2-16
Total Purchase Price \$ 10,000.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other 1/2 value
put wife's name on deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date _____
Unattested _____
(verified by)

Print x Rodney Keith Ross
Sign Rodney Keith Ross
(Grantor/Grantee/Owner/Agent) circle one

